

From: Planning Inbox (FODDC) <Planning@fdean.gov.uk>
Sent: 11 Jun 2026 02:25:53
To: FODDCPlanningAdmin.DMS@220ICT.NET
Cc:
Subject: FW: The Town and Country Planning (Consultation) (England) Direction 2026 -P0672/25/OUT - Land north Carisbrook Road, Mitcheldean
Attachments: June 2026 Late Material (003).pdf, P0672-25-OUT - Carisbrook Road Mitcheldean - reasons for refusal.pdf

Planning Support Team (FODDC)



From: Emma Hughes
Sent: 11 June 2026 12:37
To: PCU <pcu@communities.gov.uk>
Subject: The Town and Country Planning (Consultation) (England) Direction 2026 -P0672/25/OUT - Land north Carisbrook Road, Mitcheldean

Dear sirs,
I write further to the above direction and a planning application for residential development of upto 180 residential dwellings (including affordable housing) with public open space, landscaping and vehicular access points (all matters reserved except means of access).

The Local Planning Authority wishes to refuse this application and hence why I am consulting the Secretary of State before determining the application. I understand that this consultation period is 21 days.

The Regulation requires the following to be submitted:

- a. a copy of the application (including copies of any accompanying plans, drawings and any appropriate flood risk assessment) and supporting information;
- b. a copy of the requisite notice
- c. a copy of any representations made to the authority in respect of the application
- d. a copy of any report on the application prepared by an officer of the authority
- e. unless contained in a report supplied pursuant to sub-paragraph (d), a statement of the local planning authority's proposed reason(s) for refusal.

I attach a link to the Council's website (www.fdean.gov.uk) to access the electronic application in relation to items a-c.
<https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXACQDHIMS100>

In relation to item d, please see the attached link to the officer report presented to the meeting, and the additional information presented to the meeting (attachment 1). I have also included a link to the recording of the meeting as the meeting was updated orally following receipt of an additional representation and consultation.

<https://meetings.fdean.gov.uk/ieListDocuments.aspx?CIId=245&MIId=5660&Ver=4>
<https://aisapps.mediasite.com/AuditelScheduler/CreateSchedules/Past/14?showLogo=true>

In relation to item e, please see the second attachment.

If you have any queries, please do not hesitate to contact me.

Regards
Emma

